

Grantee: Gary, IN

Grant: B-08-MN-18-0005

April 1, 2011 thru June 30, 2011 Performance Report



Grant Number:

B-08-MN-18-0005

Obligation Date:**Award Date:****Grantee Name:**

Gary, IN

Contract End Date:

03/13/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$3,836,758.00

Grant Status:

Active

QPR Contact:

Evelyn Aponte

Estimated PI/RL Funds:

\$35,105.86

Total Budget:

\$3,871,863.86

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

Distribution and and Uses of Funds:

Activity 1 &ndash Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.

Activity 2 &ndash Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.

Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,837,158.00
Total Budget	\$0.00	\$3,837,158.00
Total Obligated	\$0.00	\$3,836,758.00
Total Funds Drawdown	\$280,397.78	\$2,774,303.97
Program Funds Drawdown	\$280,397.78	\$2,773,903.97
Program Income Drawdown	\$0.00	\$400.00
Program Income Received	\$0.00	\$400.00
Total Funds Expended	\$283,204.23	\$2,786,830.95
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$575,513.70	\$0.00
Limit on Admin/Planning	\$383,675.80	\$105,362.63
Limit on State Admin	\$0.00	\$105,362.63

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$959,189.50	\$1,000,000.00

Overall Progress Narrative:

Activity #1 - Expended \$12,597.19 for administrative costs this quarter associated with the implementation of this program. There is a difference of \$7.12 between the expenditures and drawdowns. This is due to the fact that \$77.56 in fringes were paid in the previous quarter and drawn this quarter. Also \$84.68 in fringes were paid this quarter, but not drawn this quarter. Difference of \$84.58 - \$77.56 = \$7.12.

Activity #2 - Expended \$254,134.07 in demolition funds this quarter. Expended \$2,280.00 in product delivery costs. Paid Attorney Gilbert King \$1,300 for legal fees. Expended \$250,554.07 for the demolition and/or clearance of 1 commercial structure and 17 residential structures for a total demolition of 22 housing units. Paid Gary Material Supply \$97,628 for the demolition of 1 residential property: 4409 Mass. St. -1 unit (\$6,477); 1 commercial property: 205 E. 21st Ave. (\$89,061); & backfill for 3 residential properties: 833 Madison St. (\$2,090) which was reported completed in last quarter; 2433 Grant St. & 421 Jeff. St. (\$2,194.50). Paid C. Lee Construction \$31,654 for the demolition of 4 residential properties: 459 Lincoln St. 1 unit (\$9,265); 441 Grant St. 1 unit (\$6,600); 561 Georgia St. 2 units (\$6,300); 837 Grant St. 1 unit (\$9,489). Paid Aavatar Enterprises \$20,800 for the demolition of 2 residential properties: 4369 Adams St. 1 unit (\$10,900); 737 Arthur St. 1 unit (\$9,900). Paid D & R Construction \$71,800 for the demolition of 8 residential properties: 421 Tyler St. - 2 units (\$8,900); 541-43 Vermont St. - 2 units (\$13,200); 2469 Johnson St. - 1 unit (\$9,500); 2633 Buchanan St. - 1 unit (\$8,000); 2684 Conn. St. - 1 unit (\$7,000); 428-30 Jeff. St. - 2 units (\$7,500); 324 Marshall St. - 1 unit (\$9,000); 1528 Taney St. - 1 unit (\$8,700). Paid Allied



Waste Services \$28,272.07 for disposal of debris for 9 residential properties: 2425 Grant St. (\$116.92) demolition reported completed in 2010; 2237 and 833 Madison St. (\$5,375.73), 2237 Madison St. (\$2,354.31), 316 W. 23rd Ave. (\$1,209.53) - demolition reported completed last quarter; 411 Grant St. (\$189.07) demolition reported completed in 2010; 411 Grant St. -demolition reported completed in 2010 & 2567 W. 9th Ave. (\$6,064.30) - demolition reported completed last quarter; 833 Madison St. & 2433 Grant St. (\$4,122.17); 2433 Grant St. & 421 Jeff. St. (\$4,957.63); 421 Jeff. St. (\$3,883.41). Paid J & K Environmental \$400 for removal & disposal of oil tank at 459 Lincoln St.

The difference between the amount drawn and the amount expended is \$2,763.23. This amount includes a drawdown that was not made for a payment in the amount of \$4,957.63 and a drawdown that was made this quarter for payments made in a previous quarter in the amount of \$2,194.40 (\$4,957.63-\$2,194.40 = \$2,763.23).

Activity #3 - No expenditures this quarter.

Activity #4 - Expended \$16,472.97 this quarter. Expended \$2,852.20 in product delivery costs. Paid NIPSCO \$2,564.26 for utilities at 3501 Penn. St. (\$125.49); 846 E. 36th Ave. (\$208.02); 1173 Arizona St. (\$202.86); 4333 Penn. St. (\$148.77); 4325 Carolina St. (\$175.61); 4023 Vermont St. (\$32.27); 4580 Delaware St. (\$34.17); 670 Allen St. (\$19.17); 2011 W. 7th Ave. (\$250.13); 4259 Jeff. St. (\$185.15); 632 W. 45th Ave. (\$307.77); 4569 Lincoln St. (\$299.55); 4436 Mass. St. (\$521.85); and 4264 Jeff. St. (\$53.45). Paid ADT Security Services \$3,105.51 for security services at: 846 E. 36th Ave. (\$928.35); 1173 Arizona St. (\$1,461.28); and 4264 Jeff. St. (\$715.88). Paid Samson's Consumer Smart Consulting Services \$1,064 for counseling services to 12 households. Paid A+Rehab \$4,675 for rehabilitation services at 846 E. 36th Ave. (\$2,610) and 4569 Lincoln St. (\$2,065). Paid GEO-AL Construction \$2,212 for rehabilitation services at 670 Allen St. (\$700); 2011 W. 7th Ave. (\$812); & 4023 Vermont St. (\$700). There is a difference of \$36.10 between the amount drawn and the amount expended. This is due to:

1. Claim to NIPSCP paid in the amount of \$607.82, but drawn for only \$602.34. \$5.48 difference will be drawn down next quarter.
2. \$22.94 in fringes that were paid in the previous quarter but not drawn and \$53.56 in fringes that were paid this quarter but not drawn (\$53.56 - \$22.94 = \$30.62). \$30.62 will be drawn next quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$16,436.87	\$1,220,000.00	\$975,006.45
0002, Demolition	\$251,370.84	\$2,233,082.20	\$1,693,534.89
0003, Administration	\$12,590.07	\$383,675.80	\$105,362.63



Activities

Grantee Activity Number:	1
Activity Title:	Administration

Activity Category:

Administration

Project Number:

0003

Projected Start Date:

04/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

04/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$383,675.80
Total Budget	\$0.00	\$383,675.80
Total Obligated	\$0.00	\$383,675.80
Total Funds Drawdown	\$12,590.07	\$105,362.63
Program Funds Drawdown	\$12,590.07	\$105,362.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$12,597.19	\$107,188.09
City of Gary	\$12,597.19	\$107,188.09
Match Contributed	\$0.00	\$0.00

Activity Description:

Funding of \$383,675.80 will be used toward the administrative costs for the implementation of the grant.

Location Description:

NA

Activity Progress Narrative:

Expended \$12,597.19 for administrative costs this quarter associated with the implementation of this program. There is a difference of \$7.12 between the expenditures and drawdowns. This is due to the fact that \$77.56 in fringes were paid in the previous quarter and drawn this quarter. Also \$84.68 in fringes were paid this quarter, but not drawn this quarter. Difference of \$84.58 - \$77.56 = \$7.12.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 2

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

0002

Projected Start Date:

04/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

04/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,233,082.20
Total Budget	\$0.00	\$2,233,082.20
Total Obligated	\$0.00	\$2,233,082.20
Total Funds Drawdown	\$251,370.84	\$1,693,934.89
Program Funds Drawdown	\$251,370.84	\$1,693,534.89
Program Income Drawdown	\$0.00	\$400.00
Program Income Received	\$0.00	\$400.00
Total Funds Expended	\$254,134.07	\$1,697,134.23
City of Gary	\$254,134.07	\$1,697,134.23
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will be used for clearance and demolition of slum and blighted structures in the City of Gary.

Location Description:

Project activity areas

Activity Progress Narrative:

Expended \$254,134.07 in demolition funds this quarter. Expended \$2,280.00 in product delivery costs. Paid Attorney Gilbert King \$1,300 for legal fees. Expended \$250,554.07 for the demolition and/or clearance of 1 commercial structure and 17 residential structures for a total demolition of 22 housing units. Paid Gary Material Supply \$97,628 for the demolition of 1 residential property: 4409 Mass. St. -1 unit (\$6,477); 1 commercial property: 205 E. 21st Ave. (\$89,061); & backfill for 3 residential properties: 833 Madison St. (\$2,090) which was reported completed in last quarter; 2433 Grant St. & 421 Jeff. St. (\$2,194.50). Paid C. Lee Construction \$31,654 for the demolition of 4 residential properties: 459 Lincoln St. 1 unit (\$9,265); 441 Grant St. 1 unit (\$6,600); 561 Georgia St. 2 units (\$6,300); 837 Grant St. 1 unit (\$9,489). Paid Aavatar Enterprises \$20,800 for the demolition of 2 residential properties: 4369 Adams St. 1 unit (\$10,900); 737 Arthur St. 1 unit (\$9,900). Paid D & R Construction \$71,800 for the demolition of 8 residential properties: 421 Tyler St. - 2 units (\$8,900); 541-43 Vermont St. - 2 units (\$13,200); 2469 Johnson St. - 1 unit (\$9,500); 2633 Buchanan St. - 1 unit (\$8,000); 2684 Conn. St. - 1 unit (\$7,000); 428-30 Jeff. St. - 2 units (\$7,500); 324 Marshall St. - 1 unit (\$9,000); 1528 Taney St. - 1 unit (\$8,700). Paid Allied Waste Services \$28,272.07 for disposal of debris for 9 residential properties: 2425 Grant St. (\$116.92) demolition reported completed in 2010; 2237 and 833 Madison St. (\$5,375.73), 2237 Madison St. (\$2,354.31), 316 W. 23rd Ave. (\$1,209.53) - demolition reported completed last quarter; 411 Grant St. (\$189.07) demolition reported completed in 2010; 411 Grant St. -demolition reported completed in 2010 & 2567 W. 9th Ave. (\$6,064.30) - demolition reported completed last quarter; 833 Madison St. & 2433 Grant St. (\$4,122.17); 2433 Grant St. & 421 Jeff. St. (\$4,957.63); 421 Jeff. St. (\$3,883.41). Paid J & K Environmental \$400 for



removal & disposal of oil tank at 459 Lincoln St.

The difference between the amount drawn and the amount expended is \$2,763.23. This amount includes a drawdown that was not made for a payment in the amount of \$4,957.63 and a drawdown that was made this quarter for payments made in a previous quarter in the amount of \$2,194.40 (\$4,957.63-\$2,194.40 = \$2,763.23).

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	18		111/159	
# of buildings (non-residential)	1		11/10	
# of Public Facilities	0		0/0	
# of Businesses	0		0/0	
# of Non-business Organizations	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	22		158/159	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
2433 Grant St.	Gary	NA	NA	46404-3506	Not Validated / N
4369 Adams St.	Gary	NA	NA	46408-3343	Not Validated / N
837 Grant St.	Gary	NA	NA	46404-1528	Not Validated / N
2633 Buchanan St.	Gary	NA	NA	46407-3817	Not Validated / N
428-30 Jefferson St.	Gary	NA	NA	46402-1229	Not Validated / N
205 E. 21st Ave.	Gary	NA	NA	46407-2615	Not Validated / N
459 Lincoln St.	Gary	NA	NA	46402-1047	Not Validated / N
2469 Johnson St.	Gary	NA	NA	46407	Not Validated / N
324 Marshall St.	Gary	NA	NA	46404-1056	Not Validated / N
1528 Taney St.	Gary	NA	NA	46404-2063	Not Validated / N
541-43 Vermont St.	Gary	NA	NA	46402-1433	Not Validated / N
4409 Massachusetts St.	Gary	NA	NA	46409-2129	Not Validated / N
421 Tyler St.	Gary	NA	NA	46402	Not Validated / N
421 Jefferson St.	Gary	NA	NA	46402-1203	Not Validated / N
561 Georgia St.	Gary	NA	NA	46402-1427	Not Validated / N
441 Grant St.	Gary	NA	NA	46404-1105	Not Validated / N
2684 Connecticut St.	Gary	NA	NA	46407-3635	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 3
Activity Title: Acquisition/Rehabilitation/Resale 1

Activity Category:

Acquisition - general

Project Number:

0001

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

04/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$220,000.00
Total Budget	\$0.00	\$220,000.00
Total Obligated	\$0.00	\$220,000.00
Total Funds Drawdown	\$0.00	\$140,253.89
Program Funds Drawdown	\$0.00	\$140,253.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$148,331.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation/Resale 1 - Land will be acquired, rehabed and sold to individuals who meet the guidelines up to 120% of AMI. Two families are expected to benefit from this activity.

Location Description:

Target Project Areas include: -Northern Horace Mann Area- -Ambridge Area- -Downtown West- -Far-East Midtown & Parts East- -Emerson&Aetna- -South Glen Park East- -North Glen Park East- -Midtown- -Midtown East- -Emerson-

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/2
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0



Total acquisition compensation to 0 0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0
# of Persons	0	0	0	15/0	0/0	15/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 4

Activity Title: Acquisition/Rehabilitation/Resale 2

Activity Category:

Acquisition - general

Project Number:

0001

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

04/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$1,000,000.00
Total Funds Drawdown	\$16,436.87	\$834,752.56
Program Funds Drawdown	\$16,436.87	\$834,752.56
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$16,472.97	\$834,177.06
City of Gary	\$16,472.97	\$834,177.06
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation/Resale 2 - Land will be acquired, rehabed and sold to individuals who meet the guidelines of 50% or below of AMI. Fourteen (14) families are expected to benefit from this activity.

Location Description:

Target Project Areas include: -Northern Horace Mann Area- -Ambridge Area- -Downtown West- -Far-East Midtown & Parts East- -Emerson&Aetna- -South Glen Park East- -North Glen Park East- -Midtown- -Midtown East- -Emerson-

Activity Progress Narrative:

Expended \$16,472.97 this quarter. Expended \$2,852.20 in product delivery costs. Paid NIPSCO \$2,564.26 for utilities at 3501 Penn. St. (\$125.49); 846 E. 36th Ave. (\$208.02); 1173 Arizona St. (\$202.86); 4333 Penn. St. (\$148.77); 4325 Carolina St. (\$175.61); 4023 Vermont St. (\$32.27); 4580 Delaware St. (\$34.17); 670 Allen St. (\$19.17); 2011 W. 7th Ave. (\$250.13); 4259 Jeff. St. (\$185.15); 632 W. 45th Ave. (\$307.77); 4569 Lincoln St. (\$299.55); 4436 Mass. St. (\$521.85); and 4264 Jeff. St. (\$53.45). Paid ADT Security Services \$3,105.51 for security services at: 846 E. 36th Ave. (\$928.35); 1173 Arizona St. (\$1,461.28); and 4264 Jeff. St. (\$715.88). Paid Samson's Consumer Smart Consulting Services \$1,064 for counseling services to 12 households. Paid A+Rehab \$4,675 for rehabilitation services at 846 E. 36th Ave. (\$2,610) and 4569 Lincoln St. (\$2,065). Paid GEO-AL Construction \$2,212 for rehabilitation services at 670 Allen St. (\$700); 2011 W. 7th Ave. (\$812); & 4023 Vermont St. (\$700). There is a difference of \$36.10 between the amount drawn and the amount expended. This is due to:

1. Claim to NIPSCP paid in the amount of \$607.82, but drawn for only \$602.34. \$5.48 difference will be drawn down next quarter.
2. \$22.94 in fringes that were paid in the previous quarter but not drawn and \$53.56 in fringes that were paid this quarter but



not drawn (\$53.56 - \$22.94 = \$30.62). \$30.62 will be drawn next quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/14	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/14	
# of Singlefamily Units	0		0/14	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/14	0/0	0/14	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/14	0/0	0/14	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

